

Mayor's Town Hall Meeting **State of the Municipality**

Mayor Aina DeViet

Municipality of Middlesex Centre

May 20, 2025



Welcome





Agenda

Highlights

- Review recent news & updates

Continued focus on

- Issue 1 - Housing & Development
 - Building in Middlesex Centre
 - Development Charge Study
 - HAF Grant
- Issue 2 - Infrastructure
 - Transportation and Servicing Plans
 - Project & Funding Highlight
- Issue 3 - Economic Development
 - How do we move forward in these turbulent times

Focus for remainder of 2025 ...



Middlesex Centre's Strategic Priorities



Housing & Development



Building in Middlesex Centre

Snapshot: Building Services Summary & Comparative Data, 2024 / 2023 (year-end)

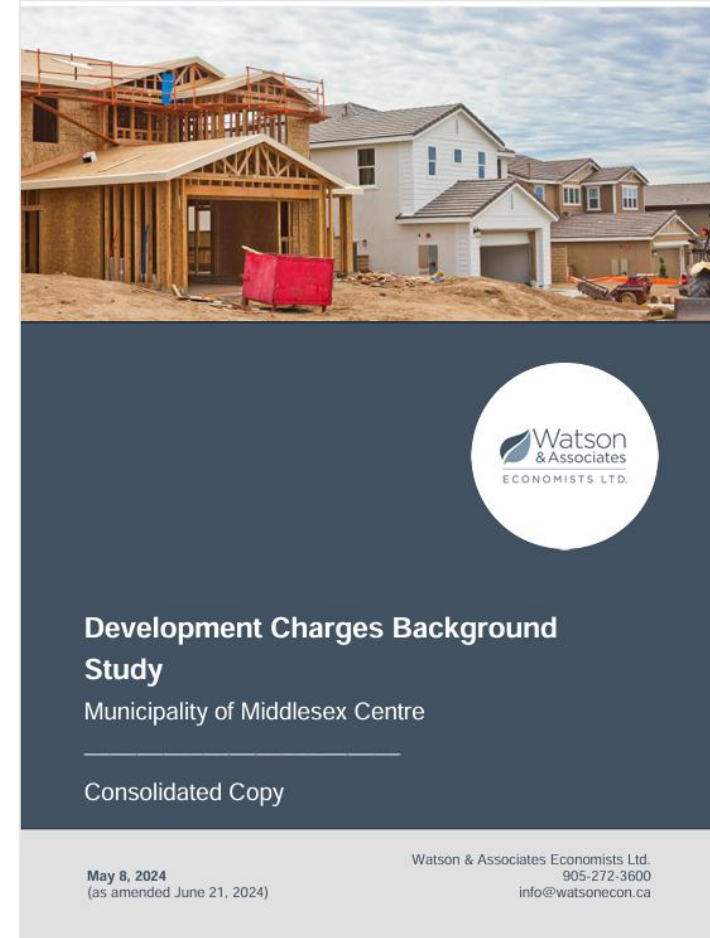
Municipality	# of Permits		# of New Dwellings Created		Total Construction Value (\$ millions)	
	2024	2023	2024	2023	2024	2023
Adelaide Metcalfe	68	98	8	15	14.6	20.7
Lucan Biddulph	124	114	49 + 1 Apt (57 units)	31	46.3	27.8
Middlesex Centre	338	486	61	162	71.9	120.3
North Middlesex	172	151	57	26	75.2	41.6
Southwest Middlesex	109	113	18	34	37.5	25.8

Continue to see reduction in activity throughout 2024 – Interest Rates, Cost of Materials



Development Charge (DC) Review

- DCs allow for the recovery of growth-related capital expenditures that occur from municipal services to new residential and non-residential development.
- Services covered by DCs include:
 - Services Related to a Highway
 - Fire Protection Services
 - Parks & Recreation Services
 - Growth-Related Studies
 - Water Services (urban areas only)
 - Wastewater Services (urban areas only)
- In 2024, Middlesex Centre went through a lengthy public process to update its DC Background Study and By-law. These were approved by Council in July.





Great news ... for MXC housing!

- Middlesex Centre receiving funding through the federal Housing Accelerator Fund (HAF)
- Total of \$4,246,800 million over a four-year period!
- Year-One:
 - Guidelines accessory residential units (ARUs)
 - CIP for affordable housing
 - Exploring policies to encourage diversity in housing types

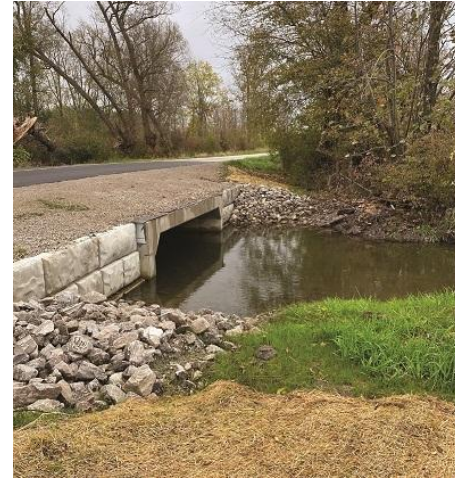


Innovative Housing Options: Tour of Eve Park

Infrastructure



Master Plans

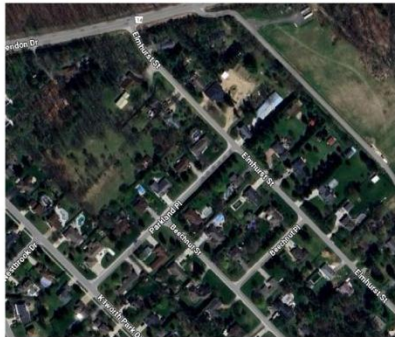




Infrastructure Renewal – Roads

PWE Transportation – Major Capital Projects 2025

Elmhurst & Parkland Urbanization



This multi-department project will see urbanization and upgrades to Elmhurst St. and Parkland Pl., including sidewalks, water and sanitary sewers.

Hot Mix Resurfacing



Resurfacing of asphalt roads to maintain a Pavement Condition Index (PCI) of 70 or better as per the recommendations of the Asset Management Plan

Repair Bridge B-526 on Vanneck Rd.



Repair Bridge B-526, as per the recommendations of the Ontario Structure Inspection Manual (OSIM) inspection report and asset management plan. Timely repairs to bridges will ensure a safe and efficient transportation system. Located on Vanneck Rd, 0.9km north of County Rd 22.

Bodkin Rd. Gravel Road Conversion



Conversion of Bodkin Rd. (Jones Dr. to Southdel Bourne) from gravel to Low Class Bituminous (LCB) pavement as recommended by the Road Needs Study.



Glendon Dr: Paving the Way for an Active Community

- The County's first major work on the Glendon Dr reconstruction is the installation of a roundabout at the "5-Corners" intersection.
- The first stage of the project - construction of the roundabout – was completed in mid-November.
- Work restarted early this spring, and will include the realignment of Coldstream Road to Springfield Way, construction of sidewalks and pathways, landscaping, and final paving.
- The County expects that all work should be complete by August 2025.





Infrastructure Renewal – Water, Wastewater, Storm

PWE Environmental Services – Major Capital Projects 2025

Melrose Lake Huron Primary Water Supply Connection



This project will see the community of Melrose connected to the Lake Huron Primary Water Supply System. Work in 2025 will see a request for proposal to develop a tender detailed design, project management and tendering packaging for construction.

Komoka Drain No. 1 – Stormwater Management Pond



2025 will see the first steps in this multi-year project, with the development of a detailed request for proposal and land acquisition.

Glendon Drive Watermain Twinning



This project will complete the twinning of the Glendon Drive watermain by extending watermain (twinning) from Tunks Ln. to Crestview Dr. A \$492,715 grant from the Ontario Housing-Enabling Water System Fund is supporting this project.

Ilderton Sewage Pump Station Mechanical Improvements



This project will include refurbishments of mechanical components including the replacement of all discharge piping, check valves, isolation valves, pump replacement.



Infrastructure Renewal – Municipal Facilities

Facility Services – Major Capital Projects 2025

Ilderton Arena Upgrades



Replace the key components of the arena refrigeration system, install new rink boards and glass, renovated improve the lobby including new accessible washrooms and undertake façade improvements.

Municipal Office Renovations



Complete the renovation and addition to the Municipal Office in Coldstream.

Komoka Community Centre - Washroom Accessibility



The Komoka Community Centre is the last community centre that does not meet accessibility standards (AODA compliance) for washrooms. The municipality has received a grant for this work.

Coldstream Community Centre Kitchen



To align with the renovations to the municipal office, the adjacent kitchen in the Coldstream Community Centre will be refreshed with new commercial appliances, cupboards, stainless counter tops, ceiling treatment, wall treatments and servery doors.



Infrastructure Renewal – Park & Trails



Economic Development



Middlesex Centre – The Right Location to Invest

1. **Strategic Location:** Middlesex Centre is located in Southwestern Ontario with easy access to highways, rail and other transportation nodes, and to the US border (Detroit/Port Huron).
2. **Nearby & Educated Workforce:** Proximity to large urban centre, London, for large pool of workers. Highly educated residents in Middlesex Centre.
3. **Available Lands:** Emerging municipality with appropriate infrastructure to support commercial and industrial growth.
4. **Excellent Lifestyle:** High quality of life for those living / working in the community, with housing, schools, health care and amenities nearby.
5. **Municipality Here to Help:** Our team is ready and able to facilitate and expedite development.



Community Improvement Plan

- In November 2020, a new Community Improvement Plan was adopted which includes all areas of the Municipality
- Economic incentives for:
 - Façade & Signage
 - Accessibility Retrofits
 - Energy Efficiency
 - And more
- Ongoing review and updates to the CIP to ensure relevance
- Intake in Feb. and Mar.





Economic Development Advisory Committee (EDAC)



New in 2024, EDAC works to enhance municipal economic development and sustainability efforts by providing strategic advice to council and senior staff.

It promotes balanced, long-term economic growth that will benefit Middlesex Centre and its residents through the attraction, expansion and retention of businesses.

Members will work collaboratively to explore economic development initiatives, ideas and opportunities.



Partnerships for Success





Celebrating Local Businesses



Stanton Farm Visit with
Minister Bethlenfalvy and MPP Pinsonnault



Armo Tool Visit



Ilderton Pet Hospital 20th Anniversary



Stewart Overhead Door 60th Anniversary

Final Thoughts



Staying in Touch

- **Middlesex Centre website, social media, monthly newsletter**
 - middlesexcentre.ca
 - @MiddlesexCentre (Facebook/X/Instagram/LinkedIn)
 - Newsletter sign-up at middlesexcentre.ca/news
 - Also see our monthly page in the Middlesex Banner and the Ilderton and Komoka-Kilworth-Delaware Villagers
- **Mayor & Council – We're here to help!**
 - Council contact information: 519-666-0190 or visit middlesexcentre.ca/mayor-council

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